

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
March 5, 2024

Present were:

Scott Johnson, Mayor	Megan Henderson, City Manager
Dana Robinson, Councilmember	Tony Cain Assistant City Manager
Eric Fleming, Councilmember	Jasmine Guy, City Secretary
Larry Lloyd, Councilmember	Dale Snyder, Director of Finance
Leann Richmond, Mayor Pro Tem	Richard Reinhardt, Planning Official
Frances Zarate, Councilmember	
Christi Ward, Communications & Executive Assistant	

Councilmember Jay Jolly was absent.

Others present:

Shannon Cottongame, Reporter
Pastor Kenny Kennedy, Trails to the Cross Cowboy Church
Lynette Harrell, Hillsboro Chamber of Commerce Director

Mayor Johnson called the meeting to order at 6:02p.m.

Invocation was completed by Pastor Kenny Kennedy of the Trails to the Cross Cowboy Church.

Mayor Johnson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

None of the attendees addressed council

Consent Agenda

Mayor Johnson informed Council that agenda numbers five (5) through eight (8) require no formal public hearing and are subject to being approved in a single motion. However, any City Councilmember or the City Manager may remove an item from the Consent Agenda to allow discussion and voting on the item individually.

(Agenda Item #5)

Deliberate and Act on Approval of the Minutes for the Regular Meeting on February 20, 2024

(Agenda Item #6)

Act on the Approval of Bills.

(Agenda Item #7)

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Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Specific Use Permit for a Specialty Tobacco Store at 73 North Waco Street, which is Located in the Central Business District (CBD). A Specialty Tobacco Store is Only Allowed by Specific Use Permit (SUP) in the Central Business District (CBD).

Resolution No. R2024-03-12

(Agenda Item #8)

Deliberate and Act on a Resolution to Approve Entering into a Contract By and Between the City of Hillsboro and Government Capital Corporation for the Purpose of Financing the Lighting Project.

Resolution No. R2024-03-13

Mayor Johnson asked Council if there were any questions or comments regarding the Consent Agenda Items. There were no responses or questions. There were no items removed from the Consent Agenda. On a motion by Councilmember Richmond and second by Councilmember Fleming, Consent Agenda Items #5 through #8 were accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Zarate, and Richmond

Nays: None Absent: Jolly

Regular Agenda

(Agenda Item #09)

Hold a Public Hearing, Second Reading, and Deliberate and Act on an Ordinance Accepting the Recommendations of the Planning and Zoning Commission to Rezone Property Located at the Northwest Intersection of Cunningham Street and Leslie Street, from Single Family Residential (SF-5) to Neighborhood Commercial (NC).

Planning Official, Richard Reinhardt presented the agenda item. He shared that being that it is the seconding reading, he will not reiterate all of the details and will just provide an overview. A rezone request has been received to rezone the Northwest Intersection of Cunningham Street and Leslie Street from Single Family Residential (SF-5) to Neighborhood Commercial (NC.) The property owner submitted the request for the purpose of adding a storage building to store equipment on the property. Planning Official Reinhardt referenced the PowerPoint to indicate the area in which the rezone will take place and the 200ft Notification Area. He informed council that one response was received and they were in support of the rezone. The Planning and Zoning Commission was able to review this request at their February 12th meeting and forwarded a recommendation for approval. Planning Official Reinhardt was able to open for questions. Mayor Johnson asked if there was anyone that spoke against the rezone. Planning Official Reinhardt stated no.

With no further questions or comments from the Councilmembers, the Mayor opened the

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Public Hearing at 6:10p.m. No one spoke for or against the ordinance. The Public Hearing was closed at 6:11p.m. On a motion by Councilmember Robinson and second by Councilmember Richmond, the ordinance was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Zarate, and Richmond

Nays: None Absent: Jolly

Ordinance No. O2024-03-04

(Agenda Item #10)

Hold a Public Hearing, Second Reading, and Deliberate and Act on an Ordinance Accepting the Recommendations of the Planning and Zoning Commission to Amend the Terms of the 2007 Zoning Ordinance, Known as Ordinance O2007-01-01 (Last Amended by Ordinance O2024-01-02), Whereby the Purpose is to Amend the Permitted Use Legend and Table in Regards to Tattoo Establishments and to Define Private Tattoo Studio.

Richard Reinhardt, Planning Official presented the agenda item. He shared that this ordinance would amend the use of Cosmetic Tattoo Establishments to the use of a Private Tattoo Studio. It will still allow cosmetic tattoos and artistic work, but limits it to a smaller operating space. Planning Official Reinhardt was able to reference the PowerPoint that showed a map to indicate the Central Business District in response to the questions from the first reading. This ordinance will also require a 1,000ft distance requirement for tattoo parlors and body piercing establishments from other similar businesses. A private tattoo studio would require a Specific Use Permit (SUP) in the Central Business District (CBD,) Neighborhood Commercial (NC,) Commercial (C,) Light Industrial (I-1,) and Heavy Industrial (I-2) zoning districts. Planning Official Reinhardt opened for questions. Mayor Johnson asked about the feedback received at the Planning and Zoning Meeting regarding this. He shared that no one showed up to speak against this and all spoke in favor. He added that the votes were divided with three ayes and one nay.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:13p.m. Kristin Thrasher was able to present council with a packet regarding her reasoning(s) why a private tattoo studio should be allowed within the Central Business District and how it can benefit the City of Hillsboro. She shared that she has been working on this since December 5, 2023 and is ready to be back home to be back active within the community. She started here in Hillsboro and believes it will be a great benefit/experience. She will be offering a free public art gallery for viewing and the community will be able to participate in a variety of art classes. Mayor Johnson asked Ms. Thrasher if there was a particular location that she has in mind or has already chosen. She shared that she is interested in the building where “Just Pose” used to be. She explained how the building’s set up is structured for her to be able to set up her art gallery in the front. There were no further questions or comments.

Pamela Bowman presented a question regarding the 1,000ft distance requirement. Planning Official Reinhardt was able to explain that the distance requirement does not

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apply to the private tattoo studio and only towards tattoo parlors and body piercing establishments. She presented another question regarding the type of classes that will be offered. Ms. Thrasher was able to provide that she will be offering classes pertaining to art such as water coloring and not towards anything tattoo related. There were no further questions or comments.

Kristen Palmer was able to speak in support of Ms. Thrasher and the ordinance. She shared her relationship with Ms. Thrasher, comments about Ms. Thrasher's character, and overall work ethic. No further comments were stated.

Lynette Harrell, Hillsboro Chamber of Commerce Director expressed her support regarding the ordinance and Ms. Thrasher's plan. She shared her comments regarding the popularity of tattoos in today's society and the positive comments that were received about Ms. Thrasher from Steel Stylin'. There were no further comments.

Leah Lozano shared that she will also be one of people applying for the permit as she is looking into opening a private tattoo studio within the area. She will be offering permanent make-up services and presented council with her background information and licensing. No further comments were stated.

Aaron Fields spoke next. He reported that he is the manager and part-owner of The Painted Rose, a tattoo shop located in Cleburne, TX. He provided that The Painted Rose is the first tattoo shop in Cleburne and they have been there for about a year and half. He added comments regarding his support for Ms. Thrasher and the ordinance.

The Public Hearing was closed at 6:24p.m. On a motion by Councilmember Robinson and second by Councilmember Fleming, the ordinance was accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Zarate, and Richmond

Nays: None Absent: Jolly

Ordinance No. O2024-03-05

(Agenda Item #11)

Hold a Public Hearing, First Reading, and Deliberate on an Ordinance Accepting the Recommendations of the Planning and Zoning Commission to Amend the Terms of the 2007 Zoning Ordinance, Known as Ordinance O2007-01-01, Whereby the Purpose is to Amend the Definition of Specialty Tobacco Store.

Planning Official Reinhardt presented the agenda item. He shared that this ordinance will be amending the definition of Specialty Tobacco Store. Planning Official Reinhardt shared the current definition that will be amended and the new language that will be added. The Planning and Zoning Commission reviewed this request at their meeting on February 26, 2024 and forwarded their recommendation for approval.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:26p.m. Colton Walsh stood and informed council that he was open for any questions. He shared that he is the co-owner of Ember Cigar Co. /Lounge that will be coming soon within the downtown area. Councilmember Robinson was able to ask if the lounge was gender specific. Mr. Walsh shared that the lounge will be unisex

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with efforts of bringing forth a relaxing and quiet environment for the older generation to enjoy cigars and Bourbon. He shared that they will offer memberships and a variety of other services. He shared specifics regarding the ventilation system and Mayor Johnson asked a question regarding ventilation and the other businesses surrounding the lounge. Mr. Walsh shared that there has been no issues or conflicts. He has spoken to the business owners and they have not reported any signs/smells of smoke. He further explained the ventilation and filtration system that they have incorporated. Mayor Johnson asked if they will be providing cigar and Bourbon services only or will customers be required to bring their own. He provided that they will have a bartender that will provide beer, wine, Bourbon, and Scotch, but will not be providing a full service bar. There were no further questions.

The Public Hearing was closed at 6:29p.m. Mayor Johnson declared the first reading of the ordinance complete.

Ordinance No. O2024-03-06

(Agenda Item #12)

Hear and Deliberate on City Manager's Report.

City Manager Megan Henderson presented the following update on Goals 1-4. Goal #3 was presented by Assistant City Manager, Tony Cain.

a. Update on Strategic Goals 1-4

i. **Responsible, Equitable Growth**

- 40 Pattons Mill Phase 3 - underway
- 120 Estimated 4-year infill - underway
- 67 Canaan Estates - underway
- 160 Project Buddy P1 – predevelopment
- 60 Park Terrace – predevelopment
- 300 Hillsboro Meadows - predevelopment
- 15 Electra - predevelopment
- 67 Meadow Terrace - planned
- 180 Project Buddy P2 – planned
- 160 Project Buddy P3 – planned
- 300 Project Mark
- 1469 Units in Pipeline
- Water Supply
 - Raising Lake Aquilla
 - \$400,000 needed to update study
 - ½ from US Army Corps of Engineers
 - ½ from Aquilla WSD Board (us)
 - USACE will request funding for their 1/2
 - Ellzey has added to 2024 Water Resources Development Act
 - Water Supply Study
 - Reduce water loss to free up more water
 - Walker Partners has sent a request to BRA for more water

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- Reallocation of Lake Whitney
- BRA is pursuing this study heavily, and it's going well

ii. Foster Transparency and Connection

- Staff is continuing to prioritize communication regarding city initiatives
- Unprecedented level of media coverage
- Opportunities to clarify when coverage isn't exactly correct

iv. Deliver Efficient, Effective Government

- WATER RATE REVIEW
- In the process of modeling different water rate changes to determine possible effects of various approaches
- Overall public feedback can be summarized as:
- People don't want a rate increase but many see it as necessary.
- Attempt to avoid burdening people with limited income. This could include lowering the minimum bill from 1000 to 2000 gallons.
- Make sure we're generating enough revenue to really fix the system. The vast majority of feedback was about the need for improvements

b. Staff Activity and Events

- Next downtown event is THAT ONE...
 - Locals Night Thursday, April 4
 - Pre-eclipse Festivities (Locals + Visitors) April 5-7
 - Eclipse Viewing (Lots of Visitors) April 8
- Eclipse and/or Buc-ees publicity:
 - Texas Monthly
 - Southern Living
 - Dallas Morning News
 - Fort Worth Star-Telegram
 - Waco Tribune-Herald (3x)
 - KWTX
 - Keller Williams Waco social media
- The eclipse is 33 days away...

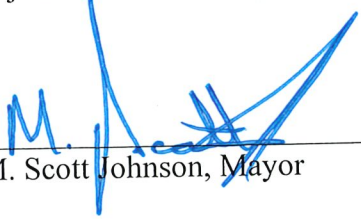
iii. Support Preservation and Beautification

Goal #3 was presented by Assistant City Manager, Tony Cain

- Go Hillsboro projects: Update on Operation Welcome Mat
- Code Enforcement efforts continue
- February Building and Standard Board meeting (4 cases)
- March Building and Standard Board Meeting will be March 16, 2024
- City Wide Clean Up was Held This Weekend

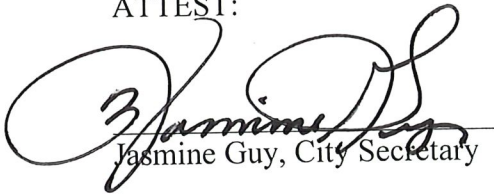
- Additional Cleanup Planned for March 30

With no further business to address, Mayor Johnson adjourned the meeting at 6:45p.m



M. Scott Johnson, Mayor

ATTEST:



Jasmine Guy, City Secretary

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